9123 Kilbride Road

* ZONING COMMISSIONER

11th Election District * OF BALTIMORE COUNTY 5th Councilmanic District * Case No. 90-118-A Jo Ann Hecht

Petitioner * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 1B02.3.B to permit a rear yard setback of 14 feet in lieu of the required 30 feet and to amend the last amended Development Plan of North Gate Hall, as more particularly described on Petitioners' Exhibits 1 & 2.

The Petitioner, Jo Ann Hecht, appeared and testified. Also appearing on behalf of the Petitioner was David Wolinga of Patio Enclosures, Inc. There were no Protestants.

Testimony and evidence indicate that the subject property known as 9123 Kilbride Road, consists of .149 acres +/-, zoned D.R. 5.5 and is currently improved with a single family dwelling. The Petitioner desires to enclose the existing rear yard porch with glass windows. Testimony indicated that Petitioner's adjoining neighbors have no objection to the proposed enclosed porch.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6 day of Oct., 1989 that a variance to permit a rear

> 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however. Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> > Zoning Commissioner for Baltimore County

cc: Peoples Counsel

NOTICE OF HEARING

appeal period. The Zoning Com-missioner will, however, entertaint any request for a stay of the in-suance of said permit during this period for good cause shown. Such request must be in writing

of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Peti-

yard setback of 14 feet in lieu of the required 30 feet and to amend the last amended Development Plan of North Gate Hall, as more particularly described on Petitioners' Exhibits 1 & 2, be and is hereby GRANTED, subject to the following restric' ons which are conditions precedent to the relief granted herein.

CERTIFICATE OF POSTING 90-118-A

11-1	Date of Posting 9/12/89
District	Date of Posting
PAN LOYIENCE	
Petitioner: Jo Ann Hecht Location of property: F/S Milbride Rd.	, 308'+5/Vicky Rd
9173 Milbrida Rd	/
Location of Signs: Facing Not by de Ad.	FROM 15 FT Modway
Location of Signs:	
On fra for ty of Patitions	
Remarks:	
MAN D.	Date of return: 9/15/29
Posted by	Date of Jeffer Transport

J. Robert Haines Jo Ann Hecht 9123 Kilbride Road

Baltimore County

(301) 887-3353

Zoning Commissioner

Office of Planning & Zoning

Perry Hall, Maryland 21236

Re: Petition for Zoning Variance

CASE NUMBER: 90-118-A

9123 Kilbride Road

E/S Kilbride Road, 308 ft.± S of c/l of Vicky Road

Towson, Maryland 21204

CERTIFICATE OF PUBLICATION

public hearing on the property identified herain in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES Petition for Zoning Variance Case number: 90-118-A E/S Kilbride Road, 308 ft. ± S of c/I of Vicky Road 9123 Kilbride Road 11th Election District REPORTER, weekly newspapers published in Baltimore County, Md., once in each of _____successive weeks, the first publication appearing on August 31 ,19 89. Varience: to permit a rear yard setback of 14 ft. in lieu of the required 30 ft. and to amend the last schanded final development plan THE JEFFERSONIAN North Gale. issued within the thirty (30) day

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section ___ 1802.3. R (1801.2.C.A.__Bill_100,_1970)_____ To permit a rear yard setback of 14 ft. in lieu of the required 30 ft.... --- and-to-amend-the-last-amended-final-development-plan-of-North-Gate-----

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Reduce noise, insulate and reduce heating bills.

2. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.

3. A place to sit out and not be concerned with the weather, bugs, mosquitoes, flys, etc.

4. Improve appearance of house. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

	I/We do solemnly declare and under the penalties of perjury, tha are the legal owner(s) of the pr which is the subject of this Petition.	t I/we operty
Contract Purchaser:	Legal Owner(s):	40
(Type or Print Name)	(Type or Print Name)	2. D. 11 17
Signature	XOshan Vecht	200 E
Address	(Type or Print Name)	De (5).
City and State	Signature	- Longs
Attorney for Petitioner:		
(Type or Print Name)	9123 Kilbride Rd. 256-1 Address Phone	
Signature	Perry Hall. Md. 21236 City and State	
Address	Name, address and phone number of legal own tract purchaser or representative to be conta	
City and State	Patio Enclosures, Inc. Name	
\ttorney's Telephone No.:	224 8th Ave., N.W. 760-19 Address Phone Glen Burnie, Md. 21061	
of	subject matter of this petition be advert in two newspapers of general circulation t d that the public hearing be had before the 6. County Office Building in Towson, Ba	ised, as hrough-

Dennis F. Rasmussen

11th Election District - 5th Councilmanic Petitioner(s): Jo Ann Hecht HEARING SCHEDULED: THURSDAY, SEPTEMBER 28, 1989 at 2:30 p.m.

DATE 9.7.89

Please be advised that \$99.86 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S)
RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.

DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes by

& post set(s), there BALTIMORE COUNTY, MARYLAND unt for each such set OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT A for 9/28/59 havin 90-118-A \$ 121*****\$9\$6:a 225*F VALIDATION OR SIGNATURE OF CASHIEN BUTTON
- CASHER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

August 16, 1989

NOTICE OF HEARING

Dennis F. Rasmussen The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at III W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBER: 90-118-A E/S Kilbride Road, 308 ft. + S of c/l of Vicky Road 9123 Kilbride Road 11th Election District - 5th Councilmanic Petitioner(s): Jo Ann Hecht HEARING SCHEDULED: THURSDAY, SEPTEMBER 28, 1963 at 2:30 p.m.

Legal Description of Property

election district.

Beginning on the east side of Kilbride Rd., 60

centerline of Vicky Rd. Being lot 50, in the sub-

division of North Gate Hall. Boor no. 38, Folio 071.

feet wide, at a distance of 308', south of the

Also Known as 9123 Kilbridge Rd. In the 11th

Variance: To permit a rear yard setback of 14 ft. in lieu of the required 30 ft. and to amend the last amended final development plan of North Gate.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

> . ROBERT HAINES ZONING COMMISSIONER

cc: Jo Ann Hecht Patio Enclosures, Inc. - File

FEE-BIMPLE DEED -- INDIVIDUAL GRANTOR AND GRANTEE -- 2-12

This Deed, Made this

LIDER 5 7 4 0 PACE 9 7 3

lot (s) of ground, situate, lying and being in

in the year one thousand nine hundred and seventy-seven by and between CHESAPEAKE HOMES, INC., a Maryland Corporation, duly organized and

existing under the laws of the State of Maryland , of the first part, and LAVRENCE B. HECHT and JO ANN HECHT, his wife, of Baltimore County, in the State of Maryland, parties

of the second part. Witnesseth, that in consideration of the sum of (\$5.00) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, 2005000 *** \$550000 *

the said party of the first part

do es hereby grant and convey unto the said LM RENCE B. HECHT and JO ANN HECHT, his wife, as tenants by the entireties, their personal representatives,

heirs and assigns,

in fee simple, all that

. State of Maryland, and described as follows, that is to say:--

Baltimore County

Beginning for the same and being known and designated as Lot No. 50, Elock D, as shown on a Plat entitled, "Resubdivision of Plat "C", North Gate Hall," which Plat is recorded among the Plat Records of Baltimore County, Maryland in Plat Book EHK, JR. No. 38, folio 71.
The improvements thereon being known as No. 9123 Kilbride Road.

BEING one of the lots described in a Deed dated August 6, 1974 and recorded among the Land Records of Baltimore County in Liber EHK, JR. No. 5468, folio 625, which was granted and conveyed by Uptown Financial Corporation unto Chesapeake Homes, Inc.

TOGETHER with the right to use in common with others the 30 foot road described in a Deed from George Hagel to George Steg, et ux, dated December 14, 1915 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 454, folio 300. And the right to use in common with others the 15 foot right-of-way described in a Deed from George Steg, et ux, to George W. Steg, et ux, dated June 10, 1926 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 630, folio 582.

The undersigned corporate officer of the Grantor certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfers of all or substantially all of the property and assets of said grantor.

This is TO CERTIFY the tree within instrument was prepared by or under the supervision of the undersigned, an atturnry duly admitted to practice before the Court of Appeals of Waryland.

HOWARD C. WEINSTEIN

A SECURIT OF THE PERSON NAMED IN THE PERSON OF

BALTIMORE COUNTY, MARYLAND

